



CITY OF CAPE TOWN
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City of Cape Town

2023 District Plans

Background Summary

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About

The City of Cape Town has eight approved District Plans (Integrated District Spatial Development Frameworks and Environmental Management Frameworks – DSDFs and EMFs) that are medium term (± 10 year) plans, one for each of the respective the districts listed below:

- Table Bay;
- Blaauwberg;
- Southern;
- Northern;
- Cape Flats;
- Helderberg;
- Tygerberg;
- Mitchells Plain; and
- Khayelitsha and Greater Blue Downs.

Key objectives

The aim of the District Plan is to promote and facilitate sustainable spatial transformation in Cape Town; using a targeted approach to guide development that benefits Cape Town's citizens and its environment. It provides practical policy guidance for decision-makers to achieve the right spatial balance between sectors and interests.

To achieve these main aims, the key outcomes targeted by the District Plans are as follows:

- Contextual analysis and response to the social, economic, environmental and social drivers and trends that shape the landscape and livelihood of the City and the district;
- Accommodating the estimated backlog and future growth needs for all land use sectors (e.g. residential, industrial, commercial, office, recreational, etc.);
- Visualisation of the long-term desired spatial form and structure for the district in the context of Cape Town;
- Balancing the demands for urban development and nature conservation by containing the proposed urban growth by means of development edges (i.e. Not growing the City outward and increasing the City footprint at this time but rather accommodating any future new development on vacant and underutilised land within the identified outer urban limits of the City);
- Achieving higher levels of efficiency and boosting the sustainability, equity and spatial justice of the City.
- Spatial transformation by through a greater mixed, intensity and density of development opportunities to people locally, and at the same time providing people with means of access to opportunities elsewhere, through improved public transit;
- Higher development densities in the most accessible locations, i.e. areas where most people frequent, such as along the major public transport routes and interchanges and close to economic opportunities as a first priority.
- Alignment with the City's spatial development goals, strategies and policies that of higher level plans;
- More specifically, an application of the development vision, policy objectives and guidelines and development priorities of the [Cape Town Municipal Spatial Development Framework](#) at a district and sub-district scale;

- Guidance for spatial development processes, urban development, land use management and environmental decision making;
- Coordination of investment by prioritising infrastructure planning and delivery;
- Directing and supporting investment by identifying areas that are suitable (or not) for urban development; and
- Support for City strategies and managing the impacts of development.

Other benefits of the District Plans (why read the District Plans?)

The District Plan vision and guidelines sets out the City's response to managing urban growth on a district level and in a manner that is sustainable, resilient, and equitable. The District Plans, guide decision-making in urban development, land use and environmental planning and sets out interventions to create integrated and inclusive communities across in line with the vision. These clearly state the City's development intent for these areas, including what it is likely to support, and how, through interventions, the City intends to work towards the improvement of areas.

The District Plans (District SDFs and EMFs) fast track certain development processes and allow for the designation of the urban area in line with the approved Urban Development Edge (UDE) in these documents. This exempts the need for environmental authorisation of certain trigger activities in terms of the National Environmental Management Act (NEMA).

The District Plans to motivate for the amendment of the Coastal Management Zone lines to facilitate potential future development along the False Bay coastline.

Development Focus Areas (DFAs) will undergo further investigation to determine if they should be included in the Integrated Overlay Zone that will give those properties covered by the DFAs enhanced land use rights, to stimulate development in line with City Objectives.

Urban Support Focus Areas (USFAs) are identified for co-ordinated special interventions by the City, to sustain and transform these areas.

The Environmental Focus Areas (EFAs) that are of critical environmental significance, outside of formally protected areas, and are priority areas for investment and/or protection.

New Development Areas (NDAs) will inform pipelines for the City to either release land to the private sector for residential and non-residential development purposes, or for the City to develop the land over time, subject to budget availability.

Legal framework

District Plans must be in accordance and align with the [MSDF](#).

District plans are prepared and adopted in accordance with:

- District Spatial Development Frameworks (SDFs): Chapter 3, Part 3, section 11-18 of the Cape Town Municipal Planning By-law (MPB-L) 2015;
- Environmental Management Frameworks (EMFs) are prepared in accordance with the EMF Regulations promulgated on 18 June 2010 in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998 "NEMA").

Withdrawal of local policy plans

The following local policy and related plans are withdrawn/ repealed:

District	Withdrawn policies and plans
Blaauwberg District	1. Klein Dassenberg Smallholding Area Policy (2001)
Cape Flats District	1. Land Use Management Policy for Belgravia Road, Athlone, 2005 2. Land Use Management Policy for Kromboom Rd, Athlone, Rondebosch East and Rondebosch, 2005
Helderberg District	1. Sir Lowry's Pass Structure Plan (1997) 2. Gordon's Bay Local Structure Plan (1989)
KMPBD District	1. Weltevreden Valley Smallholding Local Area (2013)
Northern District	None
Southern District	1. Constantia Triangle Local Structure Plan, 2003 2. Management plan for Victoria Avenue, Hout Bay, 1998 3. Peninsula Urban Edge Study, 2001 4. Scarborough - Misty Cliffs Structure Plan, 2000 5. Simon's Town Structure Plan, 1996 6. Sunnydale Local Area Structure Plan, 1995 7. Land Use Management Policy for Kromboom Rd, Athlone, Rondebosch East and Rondebosch, 2005
Table Bay District	None
Tygerberg District	1. Wingfield Place Triangle Policy Plan(2002)

Useful links

Supporting documents

Visit our the [Cape Town Municipal Spatial Development Framework](#) page to access:

- Public participation report
- Urban Development Edge and Coastal Edge Report
- High resolution layered maps
- Council Approval Report and Minute
- Background informative videos

Visit our [Local area projects and plans page](#) for access to:

- Local Spatial Development Frameworks,
- Local Planning Frameworks,
- Public Investment Frameworks,
- Precinct Plans, and
- Urban Design Frameworks

Email our district planners:

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- Helderberg District: Helderberg.DistrictSDF@capetown.gov.za
- Tygerberg District: Tygerberg.DistrictSDF@capetown.gov.za
- Mitchells Plain, Khayelitsha and Greater Blue Downs District: KMPGB.DistrictSDF@capetown.gov.za